

[REDACTED]
11 Stocklands Close
Ardingly Road
Cuckfield
RH17 5HH

Joseph Swift
Mid Sussex District Council
Oaklands Road
Haywards Heath
RH16 1SS

18 October 2024

Dear Mr. Swift,

Re: DM/23/2610 Land South of Hanlye Lane, Longacre Crescent, Cuckfield, West Sussex (Amended plans 15/10/2024)

Further to our earlier letter of objection (17 July), we continue to **object** to the proposed amended layout for all the reasons contained in that letter. None of the points raised therein have been addressed.

We request that the significant impact on our living conditions, visual amenity and privacy, specifically at 11 and 9 Stocklands Close, be given due consideration by all parties involved. We particularly oppose the development of plots 1 through 5 for the reasons previously quoted. The revised plans have done nothing to address our concerns, namely:

Overlooking - our upstairs bedrooms will look directly into the rear gardens and windows of the proposed dwellings, and vice versa.

Blocked easement - there is a well established prescriptive easement giving the right of direct access to and from the rear garden gate at 11 Stockland Close to the adjacent field. Under the proposed plan, the gate will lead directly into the garden (or fence!) of plot 2. This has clearly still not been considered in detail and we will strongly oppose any attempt to interfere with or block this easement.

Privacy - As well as a loss of visual privacy through overlooking, the ability to freely and privately enjoy the rear garden and hold conversations in private will be lost due to the proximity of the proposed neighbouring gardens. Additionally the loss of the ability to freely enjoy the space without fear of disturbing occupants of the proposed dwellings.

Future permitted development - the proposed proximity of plots 1,2,3,4,and 5 are overbearing as proposed, but permitted development rights may bring these dwellings even closer in the future.

Disturbance - Future residents of these proposed dwellings, particularly in plots 1,2,and 3 will inevitably cause disturbance through noise while using outdoor space in the usual manner causing a significant impact on the quality of life currently enjoyed. Situating the

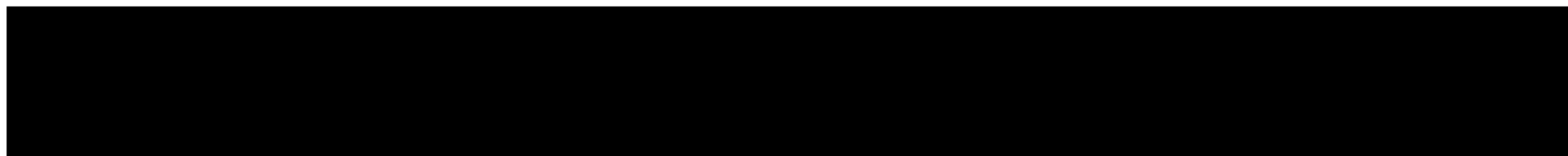
new development at a reasonable distance from existing dwellings and screening it through planting would be a way of mitigating its impact.

Outlook - 11 Stocklands Close currently enjoys a rural outlook to the east which much of our enjoyment of the property derives from. There is no attempt in this revised plan to screen or soften the transition from rural to urban character from the point of view from the western boundary. Indeed, the proposed plan removes the protected clump of pine trees which would retain a sense of scale, shield the view of a good portion of the development on the eastern end, and visually aid the transition from urban to rural, retaining a little of the character that is enjoyed today.

Habitat - To allow the free movement of pond/aquatic/bird life from the current pond located adjacent to 9 Stocklands Close to those that are proposed by the developer in the southern field would provide a significant buffer which was highlighted in the 'Opportunity and Constraints' plans (SA232 Landscape Statement p69) which proposed the "Opportunity to enhance landscape buffer to existing dwellings to improve privacy and create biodiversity link with the pond", further a "vegetated buffer enhanced with additional native planting to maintain green link" was identified as an opportunity. We very much hope that this will be revisited before any approval is granted as it is fundamental to the habitat we seek to preserve.

We wish to again draw attention to the fact that in the process leading to this land being allocated for development, MSDC and Glenbeigh Developments Ltd stated *"it is agreed that the Site provides sufficient opportunity to sensitively locate new residential development to **ensure no significant impact on the living conditions of surrounding occupiers**"**. The plans as currently presented do not seize that opportunity, and as such should not be approved.

Sincerely,

A solid black rectangular box used to redact the signature and name of the sender.

* Statement of Common Ground (May 24th 2021) between MSDC and Glenbeigh Developments Ltd, section (vi) paragraph 2.20